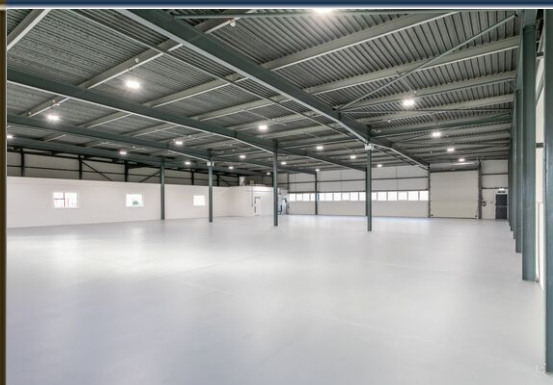




**TO LET**

## **UNIT 1, ARMSTRONG WAY**

**NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,  
NORTHUMBERLAND NE63 0YD**



- **Good access to A189**
- **Newly refurbished unit**
- **Spacious office and reception area**
- **Fenced compound (extendable)**
- **Flexible lease terms**

**REFURBISHED INDUSTRIAL UNIT**  
**9,958 sq ft (926 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A189 Spine Road	1.0	3	Car
A19 (Moor Farm)	8.9	12	Car
A1 via Morpeth bypass	8.6	18	Car

Source: theAA.com

# UNIT 1, ARMSTRONG WAY

NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHUMBERLAND



## LOCATION

North Seaton Industrial Estate is located just off the B1344 road which links Ashington with the A189 Spine Road. The estate is approximately 16 miles north of Newcastle and has easy access to the A19 Tyne Tunnel route. The unit is situated opposite Wansbeck Garden Centre and nearby occupiers include Toolstation, Wolseley and Cavendish Kitchens.

## DESCRIPTION

Detached unit of steel frame construction with brick/blockwork walls and metal cladding. The unit has been fully refurbished to include a new roof, new windows and doors, offices, WCs and an electrically operated loading door. Externally there is a fenced compound of 463 sq m (1,521 sq ft) which may be extended by arrangement with the Landlord.

## SPECIFICATION

- Mains gas, electricity and water
- Gas heating to offices
- Loading door 4m high by 3.6m wide
- Minimum eaves 4.4m
- Fenced compound

## EPC

The property has an energy performance rating of C(71). Certificate available upon request.

## LEASE TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

## RENT / SERVICE CHARGE

Rent and service charge details on application.

## VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



**Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX**

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